GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands - Tirupati District - Alienation of Government land to an extent of Ac.19.27 cts in Sy.No.363/1 & Ac.12.94 cts in Sy.No.365, total ad-measuring of Ac.32.21 cts situated in Kovanur (V), KVB Puram (M) of Tirupati District, in favour of Managing Director, APTIDCO, for implementation of Pradhan Mantri Awas Yojana – Urban 2.0 (NTR Nagar) on payment of total land cost of Rs.5,97,49,550/- (@ Rs.18,55,000/- per acre) to be settled in (5) equal annual installments w.e.f. FY 2025-26 to 2029-30, directly from the realized project revenues, subject to usual conditions under BSO 24 and in terms of G.O.Ms.No.571, Revenue (Assn-I) Department, dated:14.9.2012 and submission of DPR and other general conditions - Orders - Issued.

REVENUE (LANDS-VIII) DEPARTMENT

G.O.Ms.No.418 Dated:13.11.2025

Read the following:

1. From the Collector and District Magistrate, Tirupati District, letter No.E3/e-file No.48551/2025, Dated:05.08.2025
2. From the CCLA & Spl.CS, A.P., letter No. REV02-22025/2/2025-LA1-2984873, dated:01.10.2025 along with Minutes dated:26.09.2025 of the APLMA.

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ORDER:

In the reference 1st read above, the District Collector, Tirupati has submitted that, as per Web-land Adangal and sub-division records of Kovanur Village of KVB Puram Mandal, the land in Sy.No.363/1 to an extent of Ac. 19.27 cents and Sy.No. 365 to an extent of Ac. 12.94 cents total extent of Ac. 32.21 cents are registered as AWD and proposed for alienation in favour of AP TIDCO. A-1 notice got published on 05.07.2025 calling for objections from the public and no objections were received. The Grama Panchayat, Kovanur also passed resolution vide No.33/2025 for alienation of the subject lands in favour of AP TIDCO for implementation of the Pradhan Mantri Awas Yojana- Urban 2 .0 (NTR Nagar). The basic value of the Dry lands and Wet lands in Kovanur village is Rs.5,50,000/- per acre with existing from 01.02.2025, whereas the average sale value is higher than the basic value of the lands, hence the market value of the proposed lands @ Rs.7,41,735/- per acre and it's rounded off to 7,42,000/- per acre. As per G.O.Ms.No.571, Revenue (Assign.I) Department, dated:14.09.2012 r/w New land allotment policy U/s 3 of para-b(VII), the Government lands may be given free of cost to State Government Departments for welfare and development purposes. Hence, recommended for alienation of the said land in favour of the Managing Director, Andhra Pradesh Township and Infrastructure Development Corporation, Vijayawada on free of cost, for implementation of the Pradhan Mantri Awas Yojana- Urban 2.0 (NTR Nagar) Housing Project.

2. In the reference 2nd read above, the Chief Commissioner of Land Administration & Spl.CS, AP, Mangalagiri, has stated that the proposal of the District Collector, Tirupati District placed before the Andhra Pradesh Land Management Authority (APLMA) in the meeting held on 26.09.2025 and the APLMA has resolved and recommended the proposal for transfer of Government land to an extent of Ac.19.27 cts in Sy.No.363/1 & Ac.12.94 cts in Sy.No.365, total ad-measuring of Ac.32.21 cts situated in Kovanur (V), KVB Puram (M) of Tirupati District, in favour of the MA&UD Department for implementation of the Pradhan Mantri Awas Yojana – Urban 2.0 (NTR Nagar) by Managing Director, APTIDCO on payment of total land cost of Rs.5,97,49,550/- (@ Rs.18,55,000/- per acre) subject to usual conditions under BSO-24 and in terms of G.O.Ms.No.571, Revenue (AssnI) Department, dated:14.09.2012 and submission of DPR and other general conditions.

3. The Government, after careful examination of the matter, hereby order for alienation of Government land to an extent of Ac.19.27 cts in Sy.No.363/1 & Ac.12.94 cts in Sy.No.365, total ad-measuring of Ac.32.21 cts situated in Kovanur (V), KVB Puram (M)

of Tirupati District, in favour of Managing Director, APTIDCO, for implementation of Pradhan Mantri Awas Yojana – Urban 2.0 (NTR Nagar) on payment of total land cost of Rs.5,97,49,550/- (@ Rs.18,55,000/- per acre) to be settled in 5 equal annual installments w.e.f. FY 2025-26 to 2029-30, directly from the realized project revenues, subject to usual conditions under BSO-24 and in terms of G.O.Ms.No.571, Revenue (Assn-I) Department, dated:14.09.2012 and submission of DPR and other general conditions as follows:-

i. The land shall not be alienated, leased or transferred in any other manner by the allottee to any other organization or entity or department without explicit/prior approval of the Government in Revenue Department and it shall only be utilized for the purpose intended.
ii. Water bodies are not recommended for alienation.
iii. Water body existing if any, amidst the alienated and, including land with such classification, the natural course, inlet/outlet systems and the very natural settings shall not be disturbed.
iv. No construction, whatsoever, shall take place over such land, under any circumstance.
v. Further, no structure/erection shall be erected over it.
vi. The requisition Department and the District Collector shall Endeavour to preserve, protect and safeguard them.
vii. The land shall be utilized for the purpose for which it is allotted within three years of the orders of alienation.

4. The Chief Commissioner of Land Administration & Spl.CS to Government, A.P., Mangalagiri and the Collector and District Magistrate, Tirupati District shall take further necessary action in the matter.

5. This order issued with the concurrence of Finance Department vide their U.O No. FMU0PC (REV)/218/2025 (Computer No.2997766), dated.28.10.2025.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

G.JAYALAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT (FAC)

To
The Chief Commissioner of Land Administration & Spl.CS to Government, A.P.,
Mangalagiri, Guntur District.
The Collector and District Magistrate, Tirupati District.
Copy to:
The MA & UD Department, AP Secretariat.
The Managing Director, APTIDCO, Vijayawada.
The Finance (FMU-Revenue) Department, AP Secretariat.
The General Administration (Cabinet) Department
(w.r.t U.O. No.545/2025, dated:10.11.2025)
The PS to Principal Secretary to Hon'ble C.M.
The OSD to Hon'ble Minister (Revenue, R&S)
The P.S to Chief Secretary to Government of A.P.
The PS to Spl. Chief Secretary to Government, Revenue (Lands) Department.
SC/SF (Computer No.2990619)

//FORWARDED :: BY ORDER//

SECTION OFFICER